

01480 451578

eddisons.com

INDUSTRIAL / WAREHOUSE - TO LET

Eddisons

PRELIMINARY DETAILS



**UNITS 4, 5 & 6, ELEAN BUSINESS PARK, SUTTON,
ELY, CAMBRIDGESHIRE CB6 2QE**

Rent: on application

- 6 dock level loading doors
- Comprehensive welfare and office facilities
- Unit 4 - 2,879.82 sq m (30,999 sq ft)
- Unit 5/6 – 12,343.10 sq m (132,860 sq ft)

**Size: 132,880 to 163,859 sq ft
(12,343 sq m to 15,221 sq m)**

LOCATION

Elean Business Park is located on the northern edge of Sutton, approximately 7 miles west of Ely and 19 miles north of Cambridge. The property is accessed via the A142 which in turn gives access to the A10, south to Cambridge the A14 & M11, and north to Kings Lynn.

Approximate journey times to nearby centres are as follows:

Cambridge	(19 miles) - 40 minutes
Huntingdon & A1	(20 miles) - 30 minutes
Bedford	(36 miles) - 1 hour
Felixstowe	(73 miles) - 1 hour 30 minutes
London	(79 miles) - 2 hours 20 minutes
Birmingham	(100 miles) 2 hours 5 minutes



DESCRIPTION

Unit 5 & 6

A standalone detached unit of approximately 118,713 sq ft of warehouse with first floor office and welfare facilities extending to a further 1,868 sq ft and mezzanine storage of 12,279 sq ft. The unit benefits from an internal eaves height of 7.5m rising to 11.5m, 6 dock level loading doors and 4 additional loading bays, extensive staff welfare facilities and offices. Externally, there is a substantial concrete yard and car park with marked parking bays for approximately 71 vehicles.

Unit 4

A detached warehouse comprising approximately 27,557 sq ft of warehouse with 6.75m eaves with offices and a mezzanine of 3,492 sq ft and benefiting from 3 roller shutter loading doors on the side elevation, with substantial concreted yard and approximately 24 car parking spaces to the front.

ACCOMMODATION

All measurements are approximate prepared on a gross internal area basis.

Unit 5/6

	SQ M	SQ FT
Unit 5 - Ground Floor Warehouse and Offices	4,668.98	50,256
Unit 5 - First Floor Office/Staff	173.51	1,868
Unit 5 - Mezzanine	1,140.78	12,279
Unit 6 - Warehouse	6,359.83	68,457
Total GIA	12,343.10	132,860

Unit 4

	SQ M	SQ FT
Ground Floor Warehouse & Offices	2,560.07	27,557
First Floor Offices and Stores	319.75	3,442
Total GIA	2,879.82	30,999

SERVICES

Mains electricity, gas and water are understood to be available to the buildings. Interested parties are advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

RENT

Upon application.

Consideration will be given to letting Units 5 & 6 separately from Unit 4.

VAT

We understand that VAT will be charged on the rent.

LEASE TERMS

The units are available by way of a new lease on terms to be agreed direct with the landlord.

For more information, visit eddisons.com
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Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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RATES

We understand from internet enquiries made from the VOA website that the property has the following current rateable values:

Unit 5 & 6	£775,000
Unit 4	£116,000

For the year commencing 1 April 2023 rates will normally be charged at 51.2p in the pound if the RV is £51,000 or more. However, the amount payable may be affected by transitional adjustments or reliefs that may be applicable. Interested parties are advised to make their own enquiries directly with the local council.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction

EPC

Unit 5 & 6	C (55)
Unit 4	C (64)

A copy of thy EPCs are available on our website.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons
Incorporating Barker Storey Matthews
150 High Street
Huntingdon
Cams
PE29 3YH

Contact: Stephen Power
stephen.power@eddisons.com
Matthew Hunt
matthew.hunt@eddisons.com
(01480) 451578

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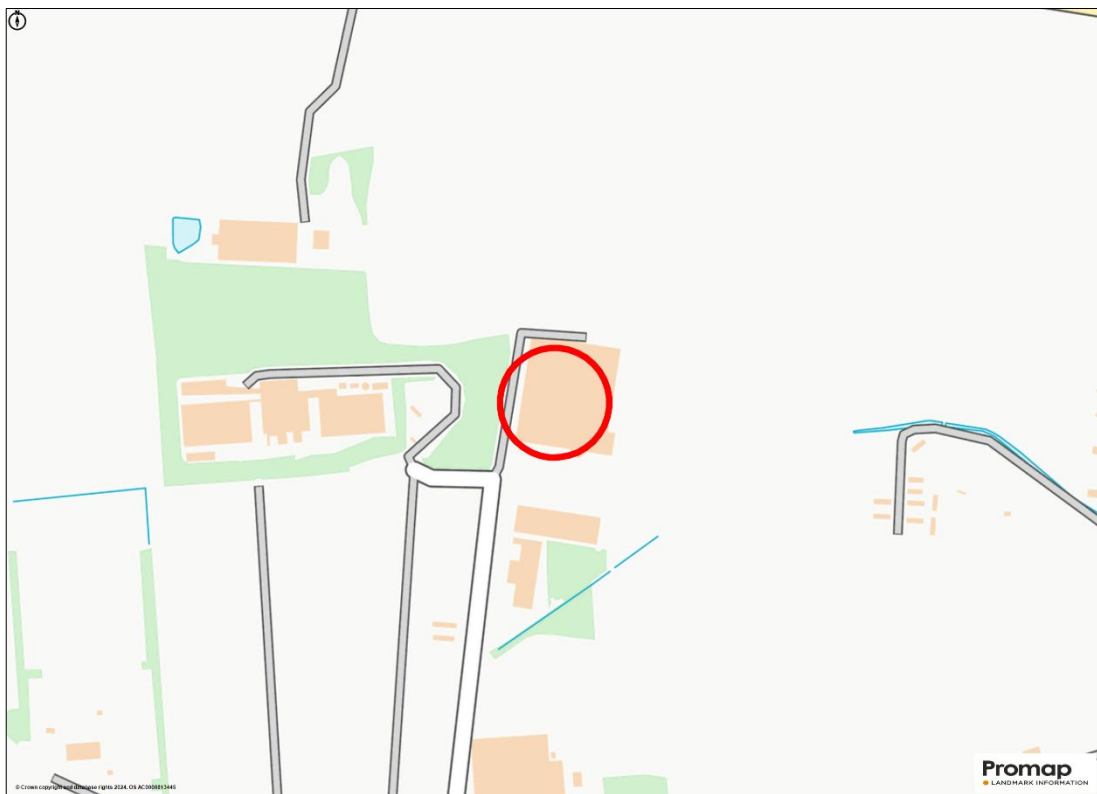


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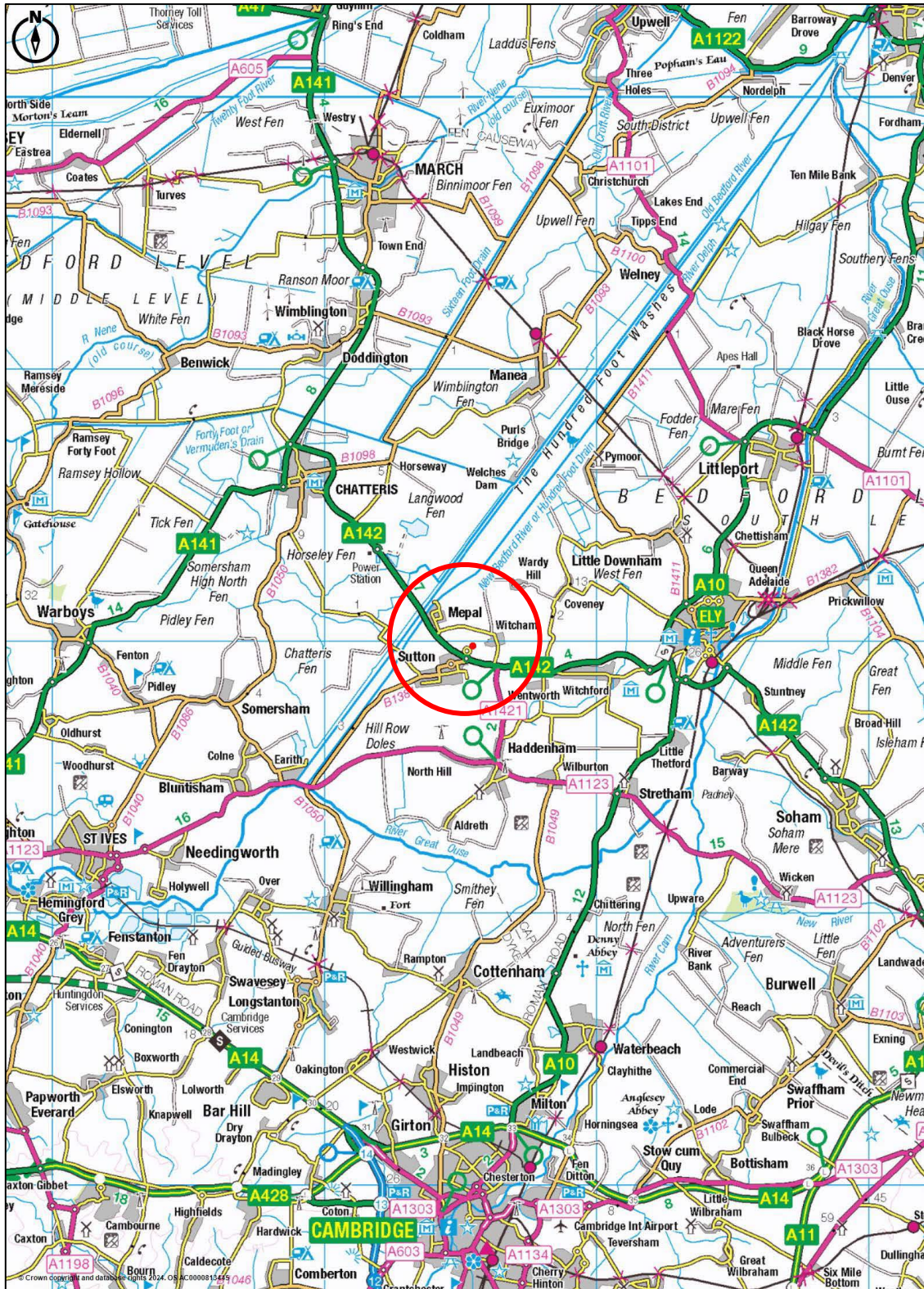


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